

DONATION DEED
County Road _____ Right of Way

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HIGHLAND ESTATES OF GEORGETOWN, LLC, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) or other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Donate and by these presents do Donate, Grant, Bargain, and Convey unto WILLIAMSON COUNTY, TEXAS, all those certain tracts or parcels of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of that certain 0.028 acre tract of land in the C. Joyner Survey, Abstract No. 820, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein.

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the property described in said Exhibit "A" to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 17 day of June, 2016.

[signature page follows]

GRANTOR:

**HIGHLAND ESTATES OF GEORGETOWN, LLC,
a Texas limited liability company**

By: Norman Ashby
Norman Ashby, Manager

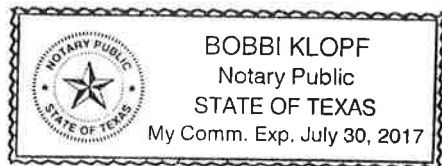
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

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This instrument was acknowledged before me on this the 17 day of June, 2016 by **Norman Ashby as Manager of HIGHLAND ESTATES OF GEORGETOWN, LLC, a Texas limited liability company**, in the capacity and for the purposes and consideration recited therein.



Bobbi Klopff
Notary Public, State of Texas

COUNTY OF WILLIAMSON

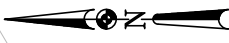
ACKNOWLEDGMENT

COUNTY OF _____

Notary Public, State of Texas

Williamson County, Texas
Attn: County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

4.



SCALE: 1" = 40'

C. JOYNER SURVEY
ABSTRACT NO. 820

HIGHLAND ESTATES OF GEORGETOWN LLC
REMAINING PORTION OF 28.752 ACRES
DOCUMENT NO. 2015070076
OFFICIAL PUBLIC RECORDS

0.028 ACRES

S88° 37' 51" W 272.77'
S58° 38' 42" E 274.88'

FARNEY, WILLIAM BRYAN
DOCUMENT NO. 2016026324
OFFICIAL PUBLIC RECORDS

N31° 22' 09" W
3.79'

LOT 9

ESTATES OF WESTLAKE
PHASE 3B
CAB. EE, SLIDES 386-387
P.R.

HIGHLAND SPRINGS LANE
(60 FOOT RIGHT-OF-WAY)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S58° 38' 42" W	4.68'
L2	N27° 05' 10" W	56.43'
L3	S30° 17' 22" E	59.68'
L4	S26° 01' 06" W	0.61'

L4
P.O.B.
E

NOTES:

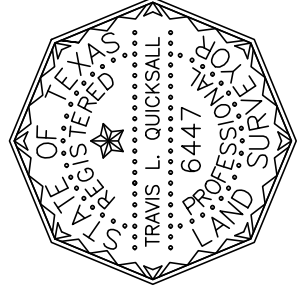
- 1) FIELD WORK PERFORMED ON: MARCH 2016
- 2) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
- 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.
- 5) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT 4) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.

LEGEND
P.O.B. POINT OF BEGINNING

- FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON WITH A RED "MATKIN HOOVER" CAP
- ⊗ CALCULATED POINT
- SET 1/2" IRON ROD WITH A BLUD "QUICK INC RPLS 6447" PLASTIC CAP
- TR ELECTRIC TRANSFORMER
- E ELECTRIC BOX
- E ELECTRIC METER

SURVEY SHOWING A 0.028 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, WILLIAMSON COUNTY, TEXAS, SAID 0.028 ACRE TRACT BEING A PORTION OF THAT CERTAIN 28.752 ACRE TRACT RECORDED IN DOCUMENT NO. 2015070076, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 14-4241.3
DATE: MAY 27, 2016

QUICK INC.
LAND SURVEYING

FORM NUMBER: 10164104
OFFICE: 2305 SHELL ROAD, SUITE 100, GEORGETOWN, TX 78638 PHONE: 512-915-0950
MAILING ADDRESS: 4500 WILLIAMS DR, SUITE 212, BOX 228, GEORGETOWN, TX 78633

QUICK INC.

LAND SURVEYING

3305 SHELL ROAD, SUITE 100, GEORGETOWN, TEXAS 78633

PHONE: 512-915-4950

FIELD NOTES FOR A 0.028 ACRE TRACT OF LAND:

BEING A 0.028 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, WILLIAMSON COUNTY, TEXAS, SAID 0.028 ACRE TRACT BEING A PORTION OF THAT CERTAIN 28.752 ACRE TRACT RECORDED IN DOCUMENT NO. 2015070076, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID **0.028 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod found in the west right-of-way line of Highland Springs Lane, said point being the north corner of Lot 9, Estates of Westlake Phase 3B, recorded in Cabinet EE, Slides 386-387, Plat Records, Williamson County, Texas, a southeast corner of said 28.752 acre tract and being a southeast corner of the herein described tract;

1. **Thence**, with a southeast line of said 28.752 acre tract, the northwest line of said Lot 9, Estates of Westlake Phase 3B, **S 58° 38' 42" W**, a distance of **4.68'** to a calculated point located in a transmission pad for a southwest corner of the herein described tract;

Thence, departing the northwest line of said Lot 9 and following multiple southern lines of said 28.752 acre tract the following three (3) courses and distances:

2. **N 27° 05' 10" W**, a distance of **56.43'** to a 1/2" iron rod found with a red "MATKIN HOOVER" plastic cap located for an interior corner of the herein described tract;
3. **S 58° 37' 51" W**, a distance of **272.77'** to a 1/2" iron rod found with a red "MATKIN HOOVER" plastic cap located for an exterior corner of the herein described tract;
4. **N 31° 22' 09" W**, a distance of **3.79'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for the western most corner of the herein described tract;

Thence, severing said 28.752 acre tract the following two (2) courses and distances:

5. **N 58° 38' 42" E**, a distance of **274.88'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for the northeast corner of the herein described tract;
6. **S 30° 17' 22" E**, a distance of **59.68'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap located in the northwest right-of-way end line of Highland Springs Lane recorded in said Estates of Westlake Phase 3B plat;
7. **Thence**, with the northwest right-of-way end line of said Highland Springs Lane, **S 26° 01' 06" W**, a distance of **0.61'** to the **POINT OF BEGINNING** containing **0.028 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Travis L. Quicksall
Travis L. Quicksall Date: 05/27/2016
RPLS #6447
Job #14-4241.3 0.028Acres